



Community Board 12
The City of New York
Borough of Queens

Jamaica, Hollis, St. Albans, South Ozone Park, and Springfield Gardens

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OCT 23 2015

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October 18, 2015

Mr. Stephen Everett
New York City Planning
120-55 Queens Blvd
Kew Gardens, NY 11415

Dear Mr. Everett:

Thank you for presenting the Proposed Zoning for Quality and Affordability and Mandatory Inclusionary Housing to the Land Use Committee of Community Board 12. The Members of Community Board 12 emphatically support the Mayor's initiative to create more affordable housing; however we believe that the overall plan represented remains Manhattan-centric and would cause a disruption in the quality of life that currently exists in the great Borough of Queens.

The following bullet points outline concerns of the Queens Community Board 12 Land Use Committee:

- **Basic Residential Height:** The proposal provides minor increases in height and minimal design flexibility. It is still unclear how the mixing of affordable housing and market rate housing will be impacted by this proposal.
- **The Mixing of Affordable Housing and Senior Housing, which ranges from Nursing Homes to Senior Assisted Living:** There is ambiguity and vagueness regarding managing and/or enforcing the responsibilities of developers.
- **Definitions still need to be updated for "Long-Term Care Facilities" and "Assisted Living":** The idea of creating additional capacity by increasing the building height requirements makes sense if the developers are inclined to utilize and abide by it. The façade changes and the set back reductions may help improve the building capacity and impact first floor commercial space.
- **Parking:** As with most Community Boards in the Borough of Queens, the proposed parking reductions will cause a severe hardship in Community Board 12. Because much of Queens is a

transit desert, the reality is that most families depend on driving their own vehicles for purposes of work, shopping, and recreation. With regard to seniors and affordable housing tenants, mass transit systems (subway, buses, Access-A-Ride) are not sufficient alternatives to driving their own vehicles. The reduction of parking requirements to 10% for ANY building construction in our area is completely UNACCEPTABLE. There are development projects that have come before Community Board 12 in the past that were severely opposed solely based on requests for reduced parking. As a whole community, we are constantly forced to cram more into less space, and we CANNOT support the reduction of parking in any instance going forward.

In summation, the Community Board 12 Land Use Committee cannot support either amendment nor recommend a favorable vote for acceptance to the full Board. Although we understand the overall intention, we do not feel that these amendments provide enough clarity or emphasis regarding: how developers can co-mingle market with affordable and senior housing in Queens (which we know they will), and we certainly cannot support the notion of reduced parking without reducing our fundamental quality of life in any instance.

Sincerely Yours,

Adrienne Adams, Chairperson, Queens Community Board 12

Glenn Greenidge, Queens Community Board 12 Land Use and Economic Development Chairperson

Cc: Mayor Bill deBlasio
Queens Borough President Melinda Katz
Carl Weisbrod, Department of City Planning
Senator Leroy Comrie
Senator James Sanders
State Assembly Member Vivian Cook
Council Member Rory Lancman
Council Member I. Daneek Miller
Council Member Ruben Wills